

PLANNING COMMISSION MINUTES
September 7, 1993

Present: Chairman Dick Dresher, Kathi Izatt, Jeff Chretien, Mark Green, Mick Johnson; Barbara Holt, CRY Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Mike Holmes, Don Milligan, Elaine McKay

The minutes of August 17, 1993 were approved as written by majority vote. Chairman Dresher and Mick Johnson were not present at this meeting.

Conditional Use Permits

9-7-93.3 Public Hearing - 93-BC Consider granting permission to conduct a preschool for 12 children at 1686 Stone Hollow Court, Teresa L. Crapo, applicant.

Mrs. Crapo will have two sessions per day, Monday, Wednesday and Friday. She has a large designated area in her basement and all the criteria for the preschool have been met. It was noted that no letters or phone calls were received either for or against the proposed preschool, and no neighboring property owner was in attendance for this hearing.

As a home occupation, if there is a complaint from a neighbor as to excessive traffic problems, noise, etc., it would be subject to review and could be revoked if conditions were severe enough. This type of licensing requires an annual review and renewal. The Planning Commission has a concern with neighborhood compatibility regarding preschools and day cares in residential homes where there are more than 6 children.

Barbara Holt made a motion to approve the conditional use permit for Teresa Crapo to conduct a preschool in her home at 1686 Stone Hollow Court; seconded by Mark Green: voting was unanimous.

9-7-93.5 Public Hearing - 98-9C Consider granting permission to conduct a preschool for 12 children at 203 South 200 East, Kathryn Clendening, applicant.

Mrs. Clendening was licensed for 6 children, but has not yet started the preschool. She is requesting an additional 6 children for a total of 12. At this time she is planning on one morning session only, Monday, Wednesday, and Friday. She may add an afternoon session in the future. She has met all the licensing criteria, and staff recommends approval. There were no objections received on this application.

Mrs. Clendening was reminded of the concerns expressed at the first public hearing by the Planning Commission regarding neighborhood compatibility and safety of the children.

Jeff Chretien made a motion to approve the conditional use permit to conduct a preschool for 12 children at 203 South 200 East for Mrs. Kathryn Clendening; Kathi Izatt seconded the motion; unanimously approved.

Site Plan Approve

9-7-93-7 Preliminary and Final approval of an addition to The Wight House, 85 North Main, Gary Wight

The property to the north of the present structure has been purchased by the Wight family. They removed an existing building from the property and will extend their building to the corner adjacent to 100 North. There is existing parking in the rear. They are proposing a zero setback on Main Street and a 2-1/2 ft. setback on 100 North. There will be no landscaping in this area. They have designated two disabled parking spaces as required, and have added handicapped bathroom facilities.

Kathi Izatt made a motion to recommend preliminary and final approval to City Council for the addition to The Wight House; seconded by Jeff Chretien; voting was unanimous.

9-7-93-8 Preliminary and final approval of an additional parking lot for Liberty Plaza, 525 east 500 South, Willard Nelson, contractor.

The owners of the Liberty Plaza have purchased the vacant lot east of their office building, and would like to construct a concrete parking lot with 22 additional parking stalls. This lot is also adjacent to an existing parking lot belonging to the office building to the east. There will be six new trees planted and sod all around the parking lot, which meets ordinance requirements.

Staff reviewed the plan and recommends preliminary and final approval subject to the following conditions:

1. Provide a 7 ft. wide easement across the frontage of the property;
2. Pay a storm runoff fee of \$742.50;
3. Pay a checking fee of \$30.00;
4. Remove the existing drive approaches which are no longer used, and install curb and gutter;

5. Correct the site plan as follows:

- a. Plans must show the inlet boxes and the size and grade of the outlet pipes;
- b. Show removal of drive approaches and installation of curb and gutter;

6. A building permit needs to be obtained before construction begins.

Mark Green made a motion to recommend preliminary and final approval to City Council for the additional parking lot for Liberty Plaza, 525 East 500 South, with the conditions outlined by staff; seconded by Mick Johnson; voting was unanimous.

Subdivisions

9-7-93.9 Preliminary approval of Sterling Hollow Subdivision, 3600 South 100 West, Kent Hoggan, developer.

When Sterling Heights Subdivision was developed, there was a piece of ground north of the Hooper Canyon drainage which has been purchased by Mr. Hoggan. He would like to divide it into two flag lots. The road was stubbed for future extension. Mr. Hoggan would like to have a 30 ft. wide access back to two flag lots.

Staff has reviewed the plans and determined that the west lot does not have sufficient area to qualify for a building lot. Ordinance requires 5000 sq. ft. of buildable area with a minimum dimension of 50 ft. The stem portion is not wide enough. Ordinance requires a 50 ft. wide access for two flag lots. The building setback line is restricted to 200 ft. from the public street and should be shown on the plat. The area has been regraded without a permit and we are concerned that the fill is uncompacted and extends out on property that exceeds 30% slope. This needs to be revegetated. When a building permit is issued, the fill must be removed to native soil. Based on this review, staff recommends approval of only one building lot subject to the following conditions:

1. Provide a utility easement along the access road 30 ft. wide and 7 ft. wide along the street; 2. Pay a storm detention fee of \$964-00;
3. Revegetate the slopes that have been regraded;
4. Verify that the building is constructed on natural soil or compacted material according to the building code;
5. Construct curb and gutter and sidewalk around the frontage of the property;
6. Grade the access road to a 15% grade or less and construct as per the Foothill Ordinance; 7. Payment of an engineering checking fee of \$30.00;
8. Compliance with all building codes and ordinances of Bountiful City.

Staff felt that both preliminary and final approval could be given tonight on this lot.

Jeff Chretien made a motion to recommend preliminary and final approval for the single lot at 100 West 3600 South subject to the recommendations outlined by staff; seconded by Barbara Holt; voting was unanimous.

Special Item

9-7-93.10 Review of plan by Davis Applied Technology Center for placement of mobile classroom at 525 East Medical Drive

Mr. Gehring stated this was before the Planning Commission for input rather than approval. It is part of the Davis County School District and they do not have to have city approval. They now have a classroom in the back of the parking lot at Lakeview Hospital, providing nursing classes. The hospital is expanding and needs this space. They own property across the street on Medical Drive, east of the Lakehills Medical Plaza, and have offered this place to put the portable structure in and provide the necessary parking. The city would require landscaping around this parking lot.

Mr. Gehring said he could write a letter to the DATC with recommendations from the Planning Commission for locating it on a different site if we would prefer to see it somewhere else. Jeff Chretien said he would like to see a permanent structure built for this purpose.

Mr. Gehring will draft a letter to be signed by both Chairman Drescher and himself.

Meeting adjourned at 8:10 PM.